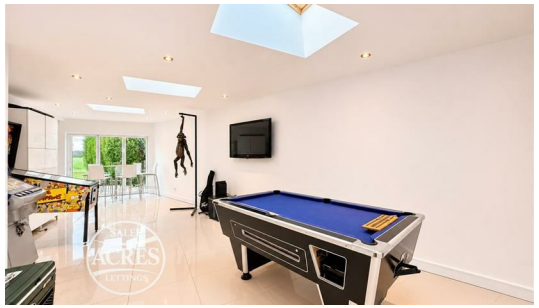
ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- Superb three bedroomed detached family home
- Extended, renovated and refurbished throughout
- Stunning open-plan kitchen/diner/living area
- Spacious separate family lounge
- Versatile games/dining room
- Dedicated study/home office
- Two en-suite shower rooms & large family bathroom
- Separate utility room & detached garage
- Generous rear garden with picturesque field views
- Sought after Little Aston location & no upward chain





FORGE LANE, LITTLE ASTON, B74 3BE - OFFERS AROUND £950,000

Situated on the highly sought after Forge Lane in Little Aston, this superbly extended, renovated and refurbished three bedroomed detached family home offers spacious and beautifully presented accommodation throughout. Boasting a stunning open-plan kitchen/diner/living area, separate lounge, games room/dining room, home office, utility, two en-suite shower rooms and a large family bathroom. (The internal accommodation could easily be reconfigured to accommodate a possible fourth bedroom, either to the ground floor or the large master could be split into two rooms as preferred, subject to any necessary planning/consents). The property further benefits from a generous rear garden enjoying picturesque views across adjoining open fields and a detached garage. An exceptional family home in a prestigious location, offered with no upward chain.

Set back from the roadway behind a multi-vehicle in and out driveway, there is a dwarf wall and hedging to front and side with flower borders, access to the property is gained via a recessed obscure double glazed front door opening to:

GENEROUS RECEPTION HALL: Double glazed windows to front, large walk-in cloaks cupboard, under stairs storage, tiled flooring with under floor heating, stairs off, doors to:

LOUNGE: 20'2" x 11'8" max / 11'4" min Double glazed bi-fold doors overlooking rear garden, inset living flame stone effect feature gas fire, tiled floor with under floor heating.

GAMES/DINING ROOM: 32'4" x 13'11" max / 9'6" min Double glazed window to front, double glazed bi-fold doors to rear, three Velux skylights, tiled floor with under floor heating, having versatility as an additional multi-purpose reception room.

HOME OFFICE: 10'10" x 11'9" Double glazed window to front, tiled floor with under floor heating, space for a comprehensive range of units and desk.

OPEN PLAN KITCHEN/DINING AREA COMBINING FAMILY ROOM: 38'1" x 18'8" max / 11'7" min Double glazed bi-folding doors to rear, large double glazed window to front, obscure double glazed window to side, one and a half bowl stainless steel sink units set into quartz work surfaces with draining grooves, central island unit with storage and breakfast bar having space for two stools, inset five ring gas hob with extractor over, there is a further comprehensive range of fitted units to both base and wall level including drawers, elevated Siemans ovens including steam oven, oven/grill with warming drawers and microwave, space for American fridge/freezer, dining area has space for large dining table and facility for media wall, tiled floor with under floor heating, door to:

UTILITY ROOM: Obscure double glazed doors to front and side, double glazed window to rear, stainless steel sink/drainer unit set into rolled edge work surfaces, plumbing and space for washing machine, dryer and dishwasher, useful storage cupboard, tiled floor with under floor heating.

GUESTS WC: Built-in low level wc, wash hand basin with tiled splash back, tiled floor with under floor heating.

RETURN STAIRS TO GALLERIED LANDING: Feature bannister with glazed panels, space for chandelier, full height double glazed picture window to side and additional double glazed window to side, loft access, radiator, doors to:

BEDROOM ONE: 28' max / 12' min x 14' max / 10'3" min Two double glazed windows to front, dressing area with space for a large selection of wardrobes, two radiators, door to:

SUPERB BATHROOM: 12' x 9'6" Two obscure double glazed windows to side, shower area with twin fixed shower heads and floor drain, step leads feature double ended bath with jets, central taps and glazed panel, wall hung wc and bidet, wall hung sink unit, two vertical radiators, tiled storage/display ledge, fully tiled walls and flooring with electric under floor heating.

BEDROOM TWO: 14' x 11'10" max / 9'10" min Double glazed window to rear, double built-in wardrobe with sliding doors, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure double glazed window to side, walk-in shower unit with glazed shower screen, wash hand basin with vanity unit below, low level wc, chrome ladder style radiator, tiled walls and flooring.

BEDROOM THREE: 15'4" max into wardrobes / 13'5" min x 14'7" Double glazed window to rear, double built-in wardrobe with sliding doors, radiator, door to:

EN-SUITE SHOWER ROOM: Walk-in shower unit with glazed shower screen, wash hand basin with vanity unit below, low level wc, vertical radiator, tiled walls and flooring.

DETACHED GARAGE: Electrically operated garage door to front, door to rear. (Please check the suitability of this garage for your own vehicle)

GENEROUS REAR GARDEN: Shaped paved patio area with steps leading to a large extended 'L'-shaped lawn, having borders with bushes and shrubs, mature trees, space for shed, benefitting from picturesque views to rear overlooking open fields.





















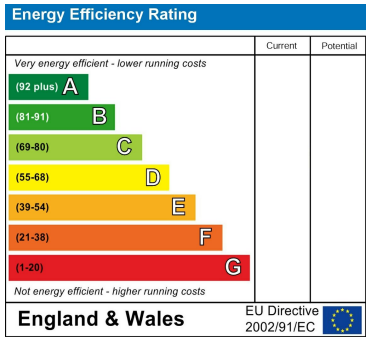
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The Property Ombudsman

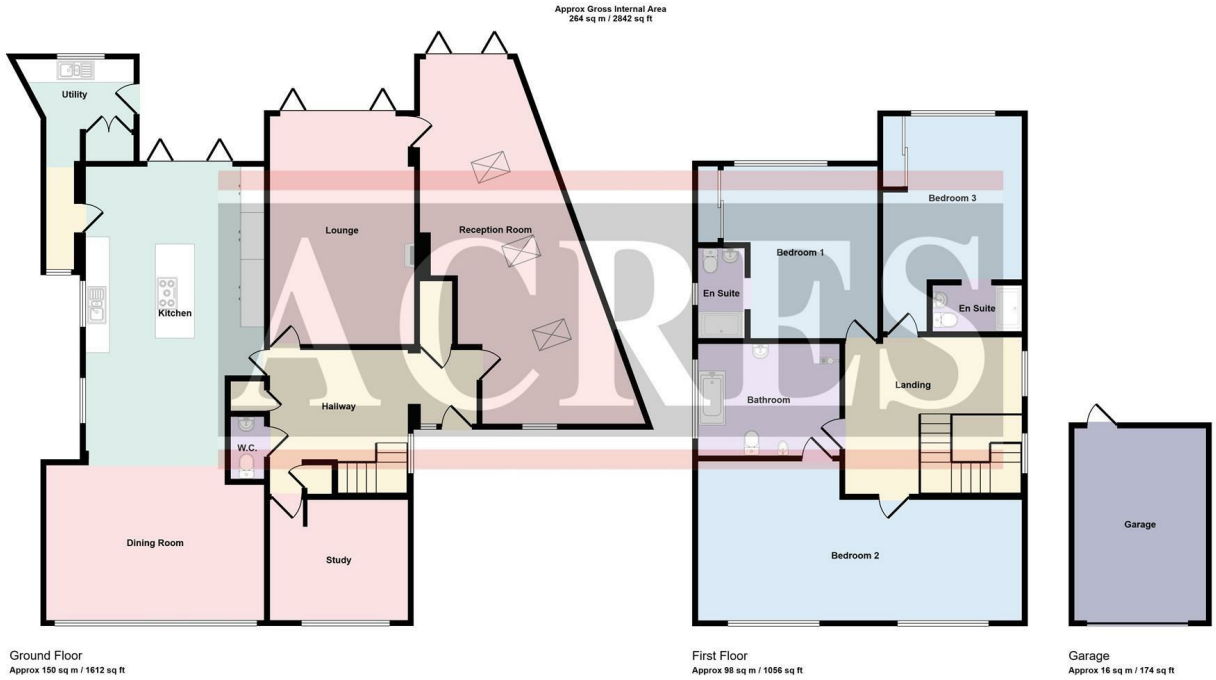
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : Lichfield

VIEWING: Highly recommended via Acres on 0121 323 3088







Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.